

AGN. NO.

MOTION BY SUPERVISOR GLORIA MOLINA

May 13, 2014

Four months ago, in January 2014, this Board approved a Chief Executive Office (CEO) request to enter in to an eight year lease with LTL Commercial, LLC and Westchester Properties for 18,993 square feet of office space located at 420-G3 San Pedro Street. This space occupies the majority of the commercial first floor of the Little Tokyo Lofts building which is a multi-story condominium complex that contains 161 housing units and shares common hallways, outdoor residential patio, pool and parking access with the first floor commercial property.

According to the Board letter and negative declaration, the purpose of this space was to provide office space for 43 Department of Mental Health (DMH) employees and some limited temporary and permanent services assisting approximately 40 clients per day--a number that I have now learned is closer to 127 clients per day. Additionally, the Board letter implies that appropriate notification was provided to the public since the Board letter states that "no comments were received during the public review process."

MOTION

Molina \_\_\_\_\_

Ridley-Thomas \_\_\_\_\_

Yaroslavsky \_\_\_\_\_

Antonovich \_\_\_\_\_

Knabe \_\_\_\_\_

Subsequently, however, I learned that the only notice posted was on a rarely-used building entrance. Not one resident was directly notified of the proposed expansion.

During the week of March 21, 2014 tenant improvements began on the first floor of Little Tokyo Lofts. Only then did residents become aware of the intended expansion. Residents began a petition and called board offices to oppose the expansion of the DMH programs on the first floor of their residential building. Chief among their concerns is the CEO and Department of Mental Health's failure to appropriately notify the residents living in over 100 occupied units in Little Tokyo Lofts of the intended expansion. Residents complained that the current County DMH service program on site is not adequately supervised resulting in clients wandering into residential common areas such as the hallways, gym, and pool area. Additionally, they state that multiple calls for service from the current mental health program to law enforcement lends a sense of vulnerability and fear in the residential complex.

Services proposed to be provided by the Department of Mental Health are important and necessary services to clients living in the area and should remain in close proximity while the Downtown Mental Health Clinic offices are refurbished.

**I, THEREFORE, MOVE** that the Board of Supervisors direct the Chief Executive Office:

1. Immediately identify an appropriate alternate site for the provisions of Calworks services, Wellness Clinical Team services and Prevention and Early Intervention Programs in the same general area after properly notifying and working with the local community to mitigate any concerns;

2. Immediately identify and relocate administrative staff to occupy 420 G3 South San Pedro at the Little Tokyo Lofts to execute the current lease;

3. Develop protocols/policies in leasing space in commercial/residential buildings for any public county services. Policies should include a public notification process for all tenants and residents;

4. Ensure that going forward, the residents of Little Tokyo Lofts are properly informed and engaged regarding the existence and operation of any and all county programs located in the first floor commercial space of this residential building. Engagement and notification should include periodic meetings and protocols to report incidents and provide mitigation measures as needed.

MJ/ld